

Agenda
City of Olive Branch
Planning Commission Meeting
6:00 PM
February 10, 2026

This meeting will be live-streamed and recorded on the City's YouTube channel at <https://www.youtube.com/@cityofob>.

Call to Order:

Roll Call:

Approval of Minutes:

1. Minutes of Meeting on January 13, 2026

Old Business:

New Business:

1. Consideration of an application for the 1st Revision of Acree Planned Commercial Subdivision, Phase 3, submitted by Harvey Matheny, The Pickering Firm, on behalf of Mohammed Said, David & Sons, LLC, property owner. The request is to replat Lot 9 and Lot 10 to 1.06+/-acres and 1.3+/-acres, respectively. The subject property is zoned C-4, Planned Commercial District, and is located at the northeast corner of Jericho Way and James Herbert Dr. (File # SD-26-0001).
2. Consideration of an application for the Final Plat of Sullivan Minor Subdivision, submitted by Jordan Bledsoe, Bledsoe Engineering and Surveying, on behalf of Bonnie Sullivan, property owner. The request is to create 3 detached single-family residential lots totalling 4.95+/-acres. The subject property is zoned A-R, Agricultural-Residential District and is located on the south side of Pleasant Hill Rd, approximately 470 feet west of the intersection of Balterson Loop and Pleasant Hill Rd, known as 4529 Pleasant Hill Rd. (File # SD-26-0002).

Other Business

Adjournment

**MINUTES FOR THE CITY OF OLIVE BRANCH PLANNING COMMISSION
REGULAR MEETING JANUARY 13, 2026**

The Olive Branch Planning Commission meeting was held on Tuesday, January 13, 2026, in the Municipal Court Room located at 6900 Highland Street, at 6:00 p.m.

CALL TO ORDER

The meeting was called to order by Mr. Dorr, Chairman of Planning Commission, at 6:00 p.m.

ROLL CALL

Janice Lewis, Dion Jones, Diane Senger, Pat Dorr, Steve Stratton and Mark Long were present, and a quorum was established. Donny Singh was absent. Venard Asongayi, Director, Kevin Norman, Senior Planner, Jeremiah McCroskey, Associate Planner, and Heather James, Planning Technician, were present from the Planning and Development Department.

APPROVAL OF THE MINUTES OF THE DECEMBER 9, 2025 MEETING

Mr. Dorr asked if anyone had any questions, comments or motions regarding the minutes of the December 9, 2025 meeting. **Mr. Jones made a motion to approve the minutes as presented. Mrs. Lewis made the second and the motion was approved as follows:**

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Absent	Dion Jones	Yes
Janice Lewis	Yes	Mark Long	Yes	Diane Senger	Yes		

CONSENT AGENDA

OLD BUSINESS

NEW BUSINESS

1. Consideration of application for a Preliminary Plat for Hamilton Place Subdivision, Ph 3, submitted by Andy Richardson, R&H Engineering & Surveying, LLC, on behalf of property owner Lloyd Miller, Jr. The request is to create 19 residential lots and 2 common open spaces on 6.73+/-acres. The subject property is zoned R-3, Planned Residential District, and is located at the northwest corner of Terry Chase and Craft Rd, known as 7295 Craft Rd N. (File # SD-25-0041).

- **APPLICATION SUMMARY**

Andy Richardson, R&H Engineering & Surveying LLC, on behalf of property owner, Lloyd Miller Jr., requests approval of the preliminary plat for Hamilton Place Subdivision, Phase III, which will consist of 19 detached single family residential lots, 2 small common open spaces, new streets, public utility service extensions, and stormwater management improvements. No recreational amenity is proposed. The parent parcel to be developed for the subdivision is currently zoned R-3, Planned Residential District. The R-3 zoning district requires that lots be at least 9,000 sf for 1-story homes and 12,000 sf for 2-story homes. An 8-inch gravity sewer line runs into the site within the proposed street right-of-way. Staff recommends approval subject to various conditions.

- **STAFF PRESENTATION**

Kevin Norman, Senior Planner, presented the staff report, which is included herein by reference (File # SD-25-0041).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

None

- **PUBLIC MEETING**

Mr. Dorr asked if anyone was present to speak for the application but advised that no public hearing was required for a plat application.

- **Proponents:**

- Lloyd Miller, Jr, 2015 Grace Dr, Hernando, MS – he had nothing to add to the report.

- **Opponents:**

- None

- **PLANNING COMMISSION DISCUSSION**

None

- **MOTION**

Mr. Jones made a motion to approve the preliminary plat for Hamilton Place Subdivision Phase III and recommend same to the Board of Aldermen subject to the following:

1. Improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.
2. The developer shall submit civil construction plans for grading, stormwater management, utilities, streetlights, road construction, and all other subdivision infrastructure to the City Engineer and the Director of Planning and Development or designee for approval.
3. The developer shall construct sidewalks along Terry Chase Dr and connect to existing sidewalks along Terry Chase Dr and Craft Rd N.
4. One 2" - 2½" caliper deciduous tree shall be planted in the front yard of each home prior to use and occupancy of the house. Two trees shall be planted for corner lots.
5. All utilities and services (electric, telephone, cable, etc.) shall be installed underground. The water service lines shall be installed with tracing wire at the top.
6. At final plat submittal, the developer shall submit for concurrent review draft Declaration of Covenants Conditions & Restrictions for the Homeowners Association, which shall include provisions for the management of all Common Open Space areas.

Mr. Long made the second and the motion was approved as follows:

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Absent	Dion Jones	Yes
Janice Lewis	Yes	Mark Long	Yes	Diane Senger	Yes		

2. Consideration of application for the Final Plat for Harvest Church of Desoto, submitted by Caleb Gill, Civil-Link, LLC., on behalf of Stephen Roberts, Harvest Desoto Church, property owner. The request is to create a single lot of 5.46+/-acres. The subject property is zoned A-R, Agricultural-Residential District and is located the northeast corner of Polk Lane, and HWY 302, known as 12050 Old Goodman Rd. (File # SD-25-0040).

- **APPLICATION SUMMARY**

The applicant, Caleb Gill, Civil-Link, LLC on behalf of Stephen Roberts, Harvest Desoto Church, requests approval of a final plat for the Harvest Church of Desoto 1 Lot Subdivision. The Proposed Lot is ±5.46 acres. The lot is zoned A-R, Agricultural Residential, which permits a Church as a use-by-right. The applicant intends to make building and parking improvements to the building in future. The property adjoins Old Goodman Rd., which is a public right-of-way. Public water, sewer, electricity, and gas are available currently on the property. The plat meets both zoning requirements and Subdivision Regulations. Staff recommends approval subject to various conditions.

- **STAFF PRESENTATION**

Jeremiah McCroskey, Associate Planner, presented the staff report, which is included herein by reference (File # SD-25-0040).

- **PLANNING COMMISSION INQUIRY AND STAFF RESPONSE**

None

- **PUBLIC MEETING**

Mr. Dorr asked if anyone was present to speak for the application but advised that no public hearing was required for a plat application.

- **Proponents:**

- Greg Smith, Civil-Link, 5779 Getwell Rd, Bldg B, Southaven, MS – he had nothing to add to the report.

- **Opponents:**

- None

- **PLANNING COMMISSION DISCUSSION**

None

- **MOTION**

Mr. Stratton made a motion to approve the Final Plat of “Harvest Church of Desoto 1 Lot Subdivision,” subject to the following conditions:

1. All improvements shall be the responsibility of the developer, not the City of Olive Branch.
2. Future improvements or development on the lot shall comply with the applicable requirements of the City’s various land development regulations.
3. Unless otherwise specified, all utilities and services (electric, telephone, cable, etc.) shall be installed underground.
4. The final plat must be recorded before a building permit may be issued for any renovations of the building and/or other development on the proposed lot.
5. Minor edits are applicable to the Final Plat as required by City regulations and deemed necessary by City staff.

Mr. Long made the second and the motion was approved as follows:

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Absent	Dion Jones	Yes
Janice Lewis	Yes	Mark Long	Yes	Diane Senger	Yes		

OTHER BUSINESS

Mr. Asongayi advised that the Olive Branch Zoning Updates and Map would be done this year. There will be additional public meetings. They are hoping the Code update is approved by June and the Map to be approved by December. Mr. Jones asked if these would be in regular Planning Commission meetings or separate ones. Mr. Asongayi advised that the Code Update portion would be done in regular meetings but the neighborhood input meetings would be handled outside of those.

ADJOURNMENT

Mr. Jones made a motion to adjourn the meeting at 6:17 pm. Ms. Senger made the second and the motion was approved as follows:

Pat Dorr	Yes	Steve Stratton	Yes	Donny Singh	Absent	Dion Jones	Yes
Janice Lewis	Yes	Mark Long	Yes	Diane Senger	Yes		

REPORT TO THE PLANNING COMMISSION

CAPTION / SUBJECT: Consideration of an application for the 1st Revision of Acree Planned Commercial Subdivision, Phase 3, submitted by Harvey Matheny, The Pickering Firm, on behalf of Mohammed Said, David & Sons, LLC, property owner. The request is to replat Lot 9 and Lot 10 to 1.06+/-acres and 1.3+/-acres, respectively. The subject property is zoned C-4, Planned Commercial District, and is located at the northeast corner of Jericho Way and James Herbert Dr. (File # SD-26-0001).

- EXHIBITS:**
- 1) Recorded Plat for Acree Planned Commercial Development Subdivision, Phase 3
 - 2) Proposed Revised Plat

EXECUTIVE SUMMARY



Harvey Matheny, The Pickering Firm, on behalf of Mohammed Said, David & Sons, LLC, property owner, requests approval of the Final Plat for the 1st Revision of Acree Planned Commercial Subdivision, Phase 3. This is a minor plat revision that seeks to replat lots 9 and 10 by moving the lot line between the two lots eastward. Public utilities such as water and sewer are readily available to both lots. Access to Lot 10 would be from Jericho Way and to Lot 9 would be via a cross-access easement over lot 10 as currently recorded. The suggested plat revision meets all requirements of the Acree Planned Commercial Development project text and the Subdivision Regulations of the City of Olive Branch. Staff recommends approval subject to various conditions.

1. BACKGROUND

Harvey Matheny, The Pickering Firm, on behalf of Mohammed Said, David & Sons, LLC, property owner, requests approval of the Final Plat for the 1st Revision of Acree Planned Commercial Subdivision, Phase 3. The existing Acree Planned Commercial Development Subdivision, Phase 3 plat, which created 8 lots was recorded on April 1, 2025. The proposed revision involves moving the lot line between lots 9 and 10 eastward to enlarge lot 10 from 0.97ac to 1.3ac and reduce lot 9 from 1.39ac to 1.06ac. A potential developer is considering developing Lot 10 for a Dollar Tree retail business.

2. ANALYSIS:

2.1. Zoning

Both lots 9 and 10 are in the Acree Planned Commercial Development, which is zoned C-4 (Planned Commercial District). There are no applicable minimum lot size requirements.

2.2. Transportation

Access to the proposed revised Lot 10 would be through Jericho Way and Lot 9 would be through a 30ft wide cross access easement that extends from Jericho Way to Bethlehem Dr to the east.

2.3. Utilities and Stormwater Management

Public utility services such as electric power, water and sewer are available in the vicinity of the property. It shall be the responsibility of the developer to extend all utilities to service any development on the affected lots.

A 20ft wide temporary construction/grading easement is proposed on Lot 9 for the benefit of Lot 10. A note on the plat provides that this easement shall terminate upon receipt of the certificate of occupancy for the Lot 10 development.

2.4. Financial Guarantee for Infrastructure Completion

No construction of public infrastructure is required before the recordation of this plat. Therefore, a financial guarantee for the completion of public infrastructure before recordation of the plat would not be applicable.

2.5. Variances and Deviations

The applicant does not request a variance or deviation from the standards of the Zoning Ordinance and/or Subdivision Regulations as may be applicable to the subject property. Staff does not find that a variance or deviation is necessary.

2.6. Waivers

The applicant does not request a waiver from any subdivision infrastructural development requirement as may be applicable to the subject property. Staff finds that a waiver is neither warranted nor necessary.

3. NEXT STEPS

Upon recommendation by the Planning Commission, the plat will be forwarded to the Mayor and Board of Aldermen for consideration. When approved by the said Board, the plat would have to be recorded before a building permit may be issued for any building development on the suggested lot.

4. STAFF RECOMMENDATION

Staff recommends approval of the Final Plat for the “1st Revision of Acree Planned Commercial Development, Phase 3” subject to the following conditions:

1. Lot improvements shall be the responsibility of the developer and not the City of Olive Branch.
2. Future development on the lot shall comply with all requirements of the City’s various land development regulations.
3. Unless otherwise specified, all utilities and services (electric, telephone, cable, etc.) shall be installed underground. The water service lines should be installed with tracing wire at the top.
4. Restate the following note on the proposed plat: “The Acree Commercial Sign in the Sign Easement on Lot 10 shall be constructed and maintained by the owner of Lot 10. The sign shall be monument style, no more than 12 feet in height, and no more than 100 square feet in size. Business names advertisement on this sign shall be restricted to the businesses on the lots lying south of James Herbert Drive, between C.O.S. C19 and C.O.S. A16 *as shown on the final plat for Acree Planned Commercial Development Subdivision, Phase 3, recorded in Plat Book 154, Page 46.*”
5. Minor edits are applicable to the final plat as may be required by City regulations and deemed necessary by City staff.

REPORT PREPARED BY: Venard Asongayi, AICP, CFM, DPA  **DATE:** 02/5/2025

MOTION BY: _____ **SECOND BY:** _____

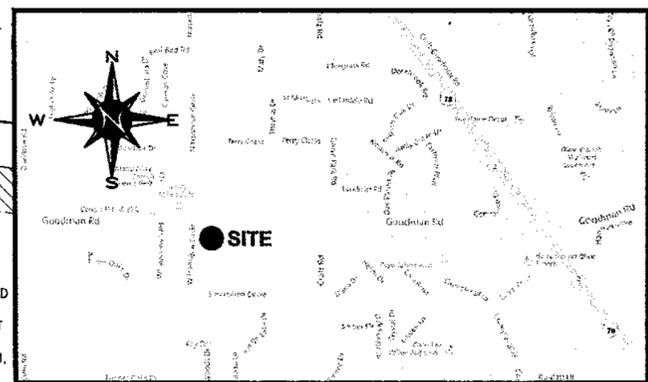
	DORR	JONES	LEWIS	LONG	SENGER	SINGH	STRATTON
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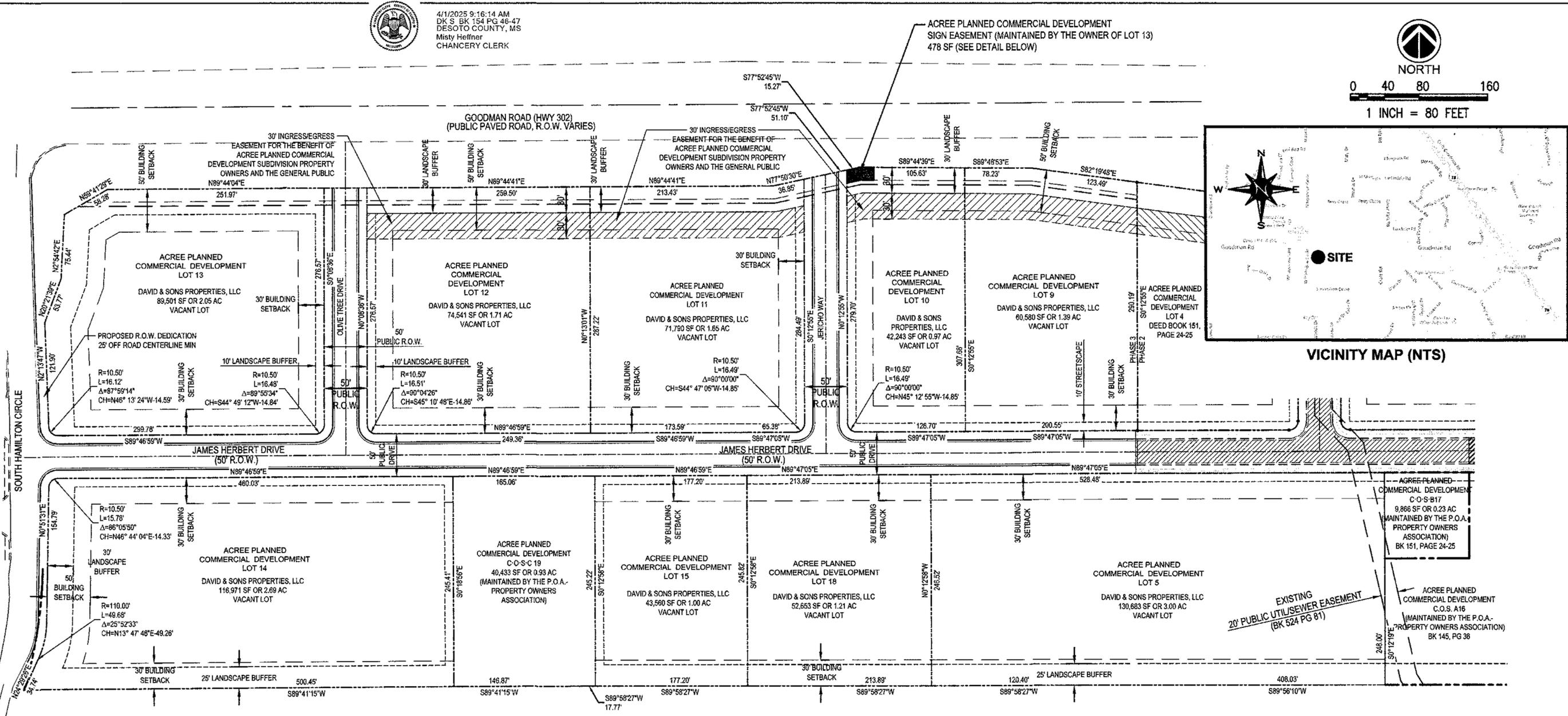
4/1/2025 9:16:14 AM
 DK S BK 154 PG 46-47
 DESOTO COUNTY, MS
 Misty Heffner
 CHANCERY CLERK



0 40 80 160
 1 INCH = 80 FEET

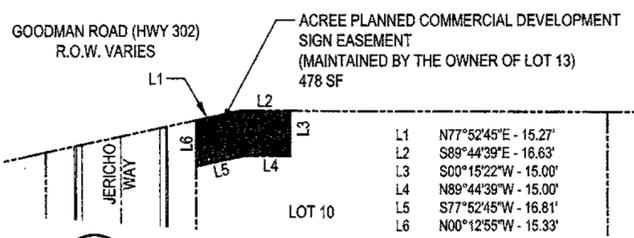


VICINITY MAP (NTS)

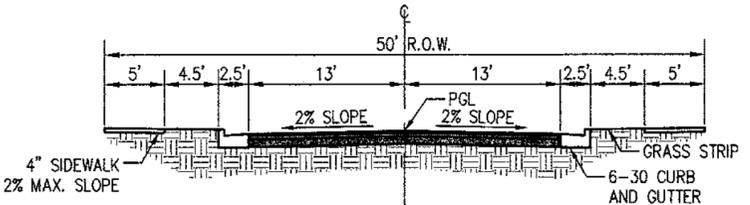


NOTES:

- MINIMUM SETBACKS ARE AS FOLLOWS:
 - 50' FRONT YARD ALONG GOODMAN ROAD
 - 30' FRONT YARD ALONG INTERIOR PUBLIC DRIVE
 - SIDEYARD:NONE
 - 30' REAR YARD
- WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF OLIVE BRANCH.
- BY GRAPHIC DETERMINATION THE ABOVE PLATTED PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE SUBJECT PROPERTY IS SHOWN IN A "ZONE X" (NO SHADING ON FEMA/FIRM MAP); AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN DETERMINED TO BE AREAS OF MINIMAL FLOOD ACCORDING TO THE FEMA/FIRM MAP NUMBER 28033C0103H WITH AN EFFECTIVE DATE OF 5/5/2014.
- NO INGRESS/EGRESS SHALL BE ALLOWED TO GOODMAN ROAD FROM INDIVIDUAL LOTS.
- IMPROVEMENTS TO BE THE RESPONSIBILITY OF THE DEVELOPER AND NOT THE RESPONSIBILITY OF THE CITY OF OLIVE BRANCH.
- FUTURE DEVELOPMENT APPLICATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY'S ZONING CODE, DESIGN REVIEW ORDINANCE, AND SUBDIVISION REGULATIONS.
- UNLESS OTHERWISE SPECIFIED, ALL UTILITIES AND SERVICES (ELECTRIC, TELEPHONE, CABLE, ETC.) TO BE INSTALLED UNDERGROUND.
- PLAT REFERENCES ARE TO THE ACREE PLANNED COMMERCIAL DEVELOPMENT TEXT.
- THE ACREE COMMERCIAL SIGN IN THE SIGN EASEMENT ON LOT 10 SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER OF LOT 13. THE SIGN SHALL BE MONUMENT STYLE, NO MORE THAN 12 FEET IN HEIGHT, AND NO MORE THAN 100 SQUARE FEET IN SIZE. BUSINESS NAMES ADVERTISEMENT ON THIS SIGN SHALL BE RESTRICTED TO THE BUSINESSES ON THE LOTS LYING SOUTH OF JAMES HERBERT DRIVE AND BETWEEN C.O.S. C19 AND C.O.S. A16.



2 SIGN EASEMENT DETAIL
 1" = 40'



1 TYPICAL ROAD SECTION
 NOT TO SCALE

DETENTION NOTE:

THE AREAS DENOTED BY "RESERVED FOR STORMWATER DETENTION" SHALL NOT BE USED AS A BUILDING SITE OR FILLED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE CITY ENGINEER. THE STORMWATER DETENTION SYSTEMS LOCATED IN THE AREAS, EXCEPT FOR THOSE PARTS LOCATED IN A PUBLIC DRAINAGE EASEMENT, SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND/OR OWNER'S ASSOCIATION. SUCH MAINTENANCE SHALL BE PERFORMED SO THE ENSURE THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED PLAN LOCATION IN THE CITY ENGINEER'S OFFICE. SUCH MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO, REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS, AND TRASH, MOWING, OUTLET CLEANING, AND REPAIR OF DRAINAGE STRUCTURES.

FINAL PLAT

ACREE PLANNED COMMERCIAL DEVELOPMENT SUBDIVISION PHASE 3 DAVID & SONS PROPERTIES, LLC		
OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI NE ¼ OF THE NE ¼ OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 6 WEST		
NUMBER OF LOTS: 9	AREA: 18.73 ACRES	ZONED: C-4 (PLANNED COMMERCIAL)
NUMBER OF C.O.S.: 1	JAMES HERBERT DRIVE: 0.24 MI (1.45 AC) PH 3 JERICO WAY: 0.06 MI (0.35 AC) PH 3 OLIVE TREE DRIVE: 0.05 MI (0.33 AC) PH 3	
DEVELOPER: DAVID AND SONS PROPERTIES, LLC 7467 CARMON DR. OLIVE BRANCH, MS 38654	ENGINEER: PICKERING FIRM, INC. 6363 POPLAR AVENUE SUITE 300 MEMPHIS, TN 38119	
DATE: MARCH 2025	SCALE: 1"=80'	SHEET 1 OF 2

LOTS 9, 10, 11, 12, 13, 14, 15, 18 AND 5 IN PHASE 3 AND C.O.S. C19 AND SIGN EASEMENT ON LOT 10 ARE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS AS RECORDED WITH W. BOOK 1017 AND PAGE # 765-802 IN THE OFFICIAL RECORDS OF DESOTO COUNTY, MS.

OLIVE BRANCH MAYOR AND BOARD OF ALDERMEN

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI PLANNING COMMISSION ON THIS THE 19 DAY OF November, 2024.

MINUTE BOOK 129, PAGE 9798



Kenneth R. Elam
MAYOR
Jenna Stewart
CITY CLERK

OLIVE BRANCH PLANNING COMMISSION

APPROVED BY THE OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI PLANNING COMMISSION ON THIS THE 12 DAY OF November, 2024.

[Signature]
CHAIRPERSON

X
ATTEST

STATE OF MISSISSIPPI
COUNTY OF DESOTO

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT 9:16 O'CLOCK A.M. ON THE 1st DAY OF APRIL, 2025 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED PLAT INSTRUMENT NUMBER (SHOWN BELOW) 154/46-47



Misty Heffner, Chancery Court Clerk
CHANCERY COURT
By: B. Laine, DC

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE DRAWN THIS SUBDIVISION SHOWN HEREON AND THAT THE PLAT OF SAME IS ACCURATELY DRAWN FROM INFORMATION FROM A GROUND SURVEY BY ME.

By: Piroschka Lynn Spencer 3-26-25
PIROSCHKA 'LYNN' SPENCER DATE
MISSISSIPPI RLS No. 3273



OWNER'S CERTIFICATE

mohammad Said
I/WE, DAVID & SONS PROPERTIES, LLC A OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY/OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE USE OF THE ROADS, AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE CITY OF OLIVE BRANCH, MISSISSIPPI, FOR THE PUBLIC USE FOREVER. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE.

THIS THE 27th DAY OF March OF 2025.
Mohammad Said
SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE Mohammad Said, owner, David & Sons Properties, LLC

NOTARY'S CERTIFICATION (CORPORATION)

STATE OF MS
COUNTY OF Union

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, ON THIS 27th DAY OF March, 2025, WITHIN MY JURISDICTION, THE WITHIN NAMED Mohammad Said, WHO ACKNOWLEDGED THAT (HE/SHE/THEY) IS owner (TITLE OF OFFICER) OF David & Sons Properties (NAME OF CORPORATION), A LLC (STATE OR PLACE OF INCORPORATION) CORPORATION, AND THAT FOR AND ON BEHALF OF THE SAID CORPORATION, AND AS ITS ACT AND DEED (HE/SHE/THEY) EXECUTED THE ABOVE FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID CORPORATION TO DO.

NOTARY PUBLIC

Tammy Roaton
Tammy Roaton
PRINTED NAME



MORTGAGEE'S CERTIFICATE

BNA BANK Tyler Basil - VP
OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROAD AND ANY UTILITY EASEMENTS AS SHOWN ON THE PLAT TO THE CITY OF OLIVE BRANCH, MISSISSIPPI, FOR PUBLIC USE FOREVER. I CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE, THE 27 DAY OF MARCH OF 2025.

BY: Tyler Basil TITLE: VP BNA BANK
Tyler Basil

NOTARY'S CERTIFICATION (CORPORATE/FINANCIAL INSTITUTION)

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, ON THE 27th DAY OF March, 2025 WITHIN MY JURISDICTION, THE WITHIN NAMED Tyler Basil, WHO ACKNOWLEDGED THAT HE/SHE IS VP OF BNA Bank, AND THAT FOR AND BEHALF OF THE SAID CORPORATION, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE FOREGOING CERTIFICATE, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID CORPORATION TO DO.



Tammy Roaton
NOTARY PUBLIC

FINAL PLAT

ACREE PLANNED COMMERCIAL DEVELOPMENT SUBDIVISION
PHASE 3
DAVID & SONS PROPERTIES, LLC

OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI
NE 1/4 OF THE NE 1/4 OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 6 WEST

NUMBER OF LOTS: 9 AREA: 18.73 ACRES ZONED: C-4 (PLANNED COMMERCIAL)

NUMBER OF C.O.S.: 1 JAMES HERBERT DRIVE: 0.24 MI (1.45 AC) PH 3
JERICHO WAY: 0.06 MI (0.35 AC) PH 3
OLIVE TREE DRIVE: 0.05 MI (0.33 AC) PH 3

DEVELOPER:
DAVID AND SONS PROPERTIES, LLC
7467 CARMON DR.
OLIVE BRANCH, MS 38654

ENGINEER:
PICKERING FIRM, INC.
6363 POPLAR AVENUE
SUITE 300
MEMPHIS, TN 38119

DATE: MARCH 2025 SCALE: NONE SHEET 2 OF 2

LOTS 9, 10, 11, 12, 13, 14, 15, 18 AND 5 IN PHASE 3 AND C.O.S. C19 AND C.O.S. D20 ARE SUBJECT TO DECLARATION OF COVENANTS, CONDITIONS & RESTRICTIONS AS RECORDED WITH W. BOOK 1017 AND PAGE # 765-802 IN THE OFFICIAL RECORDS OF DESOTO COUNTY, MS.



NORTH

0 20 40 80

1 INCH = 40 FEET



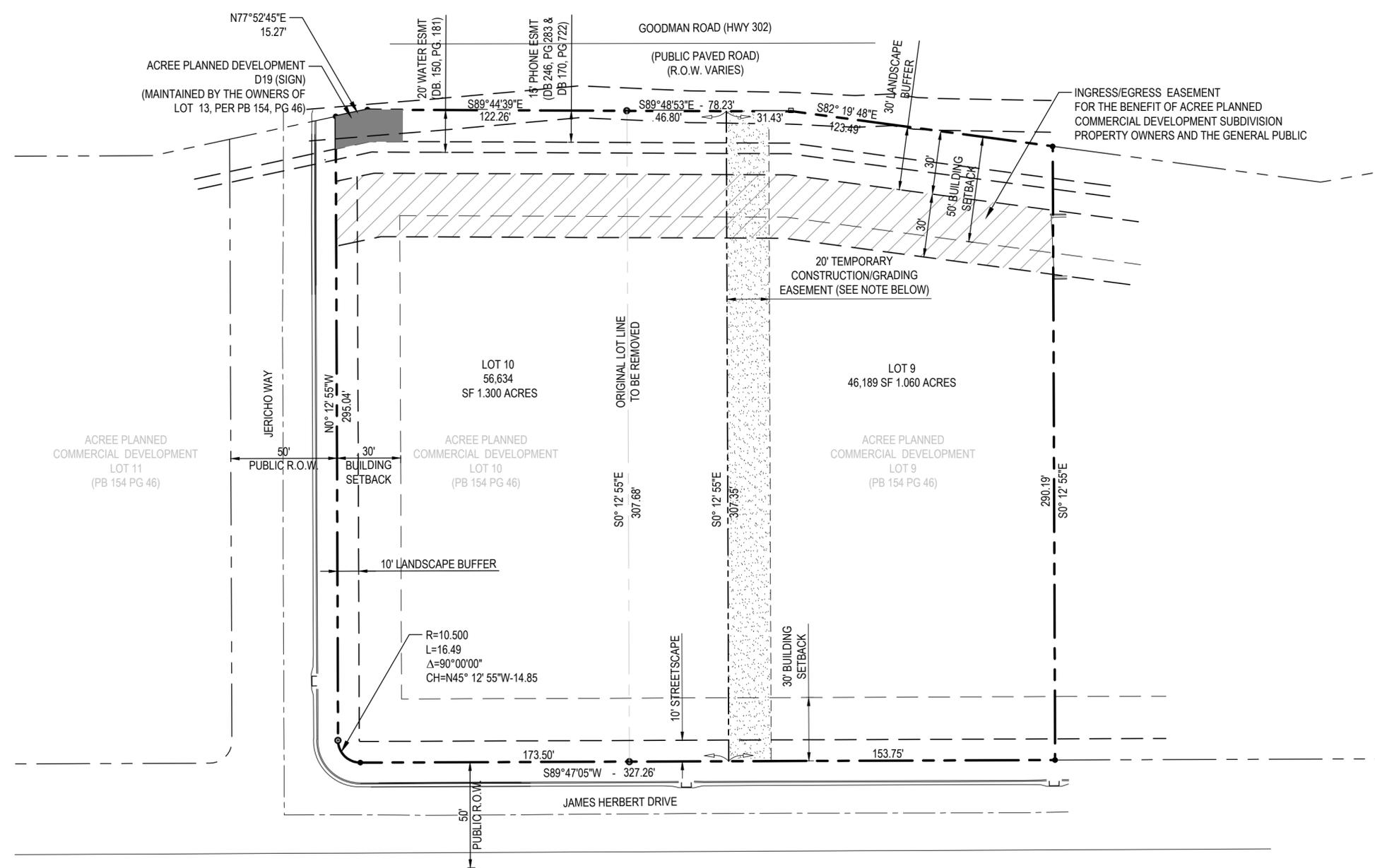
VICINITY MAP (NTS)

NOTES:

1. MINIMUM SETBACKS ARE AS FOLLOWS:
 - A. 50' FRONT YARD ALONG GOODMAN ROAD
 - B. 30' FRONT YARD ALONG INTERIOR PUBLIC DRIVE
 - C. SIDEYARD: NONE
 - D. 30' REAR YARD
2. WATER AND SEWER SERVICE WILL BE PROVIDED BY THE CITY OF OLIVE BRANCH.
3. BY GRAPHIC DETERMINATION THE ABOVE PLATTED PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE SUBJECT PROPERTY IS SHOWN IN A "ZONE X" (NO SHADING ON FEMA/FIRM MAP); AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN DETERMINED TO BE AREAS OF MINIMAL FLOOD ACCORDING TO THE FEMA/FIRM MAP NUMBER 28033C0103H WITH AN EFFECTIVE DATE OF 5/5/2014.
4. NO INGRESS/EGRESS SHALL BE ALLOWED TO GOODMAN ROAD FROM INDIVIDUAL LOTS.
5. IMPROVEMENTS TO BE THE RESPONSIBILITY OF THE DEVELOPER AND NOT THE RESPONSIBILITY OF THE CITY OF OLIVE BRANCH.
6. FUTURE DEVELOPMENT APPLICATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE CITY'S ZONING CODE, DESIGN REVIEW ORDINANCE, AND SUBDIVISION REGULATIONS.
7. UNLESS OTHERWISE SPECIFIED, ALL UTILITIES AND SERVICES (ELECTRIC, TELEPHONE, CABLE, ETC.) TO BE INSTALLED UNDERGROUND.
8. PLAT REFERENCES ARE TO THE ACREE PLANNED COMMERCIAL DEVELOPMENT TEXT.

DETENTION NOTE:

THE AREAS DENOTED BY "RESERVED FOR STORMWATER DETENTION" SHALL NOT BE USED AS A BUILDING SITE OR FILLED WITHOUT FIRST OBTAINING WRITTEN PERMISSION FROM THE CITY ENGINEER. THE STORMWATER DETENTION SYSTEMS LOCATED IN THE AREAS, EXCEPT FOR THOSE PARTS LOCATED IN A PUBLIC DRAINAGE EASEMENT, SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER AND/OR OWNER'S ASSOCIATION. SUCH MAINTENANCE SHALL BE PERFORMED SO THAT THE SYSTEM OPERATES IN ACCORDANCE WITH THE APPROVED PLAN LOCATION IN THE CITY ENGINEER'S OFFICE. SUCH MAINTENANCE SHALL INCLUDE BUT NOT BE LIMITED TO, REMOVAL OF SEDIMENTATION, FALLEN OBJECTS, DEBRIS, AND TRASH, MOWING, OUTLET CLEANING, AND REPAIR OF DRAINAGE STRUCTURES.



NOTE:
 TEMPORARY CONSTRUCTION/GRADING EASEMENT IS FOR THE BENEFIT OF THE LOT 10 OWNER AND HIS/HER AGENTS OR DESIGNEES DURING INITIAL SITE DEVELOPMENT OF LOT 10 AND SHALL TERMINATE UPON RECEIPT OF THE CERTIFICATE OF OCCUPANCY FOR THE LOT 10 DEVELOPMENT BY THE CITY OF OLIVE BRANCH. LOT 9 SHALL BE GRADED AND STABILIZED IN ACCORDANCE WITH THE LOT 10 SITE DEVELOPMENT PLANS APPROVED BY THE CITY.

FINAL PLAT		
FIRST REVISION OF ACREE PLANNED COMMERCIAL SUBDIVISION, PHASE 3		
OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI NE ¼ OF THE NE ¼ OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 6 WEST		
NUMBER OF LOTS: 2	AREA: 102,823 SF	2.36 ACRES
NUMBER OF C.O.S: 0	C-4 ZONED: (PLANNED COMMERCIAL)	
DEVELOPER: DAVID AND SONS PROPERTIES, LLC 7467 CARMON DR. OLIVE BRANCH, MS 38654	ENGINEER: PICKERING FIRM, INC. 6363 POPLAR AVENUE SUITE 300 MEMPHIS, TN 38119	
DATE: JANUARY, 2026	SCALE: 1 = 40	SHEET 1 OF 2

OLIVE BRANCH MAYOR AND BOARD OF ALDERMEN

APPROVED BY THE MAYOR AND BOARD OF ALDERMEN OF THE CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI PLANNING COMMISSION ON THIS THE _____ DAY OF _____, 2026.

MINUTE BOOK _____, PAGE _____

MAYOR

CITY CLERK

OLIVE BRANCH PLANNING COMMISSION

APPROVED BY THE OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI PLANNING COMMISSION ON THIS THE _____ DAY OF _____, 2026.

CHAIRPERSON

ATTEST

**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____M, ON THE _____ DAY OF _____, 2026 AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED PLAT INSTRUMENT NUMBER (SHOWN BELOW)

CHANCERY COURT

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE DRAWN THIS SUBDIVISION SHOWN HEREON AND THAT THE PLAT OF SAME IS ACCURATELY DRAWN FROM INFORMATION FROM A GROUND SURVEY BY ME.

BY: _____ DATE
PIROSCHKA "LYNN" SPENCER
MISSISSIPPI RLS No. 3273

OWNER'S CERTIFICATE

I/WE, DAVID AND SONS PROPERTIES, LLC OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY/OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE USE OF THE ROADS, AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE CITY OF OLIVE BRANCH, MISSISSIPPI, FOR THE PUBLIC USE FOREVER. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE.
THIS THE _____ DAY OF _____ OF 2026.

SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

NOTARY'S CERTIFICATION (CORPORATION)

STATE OF _____

COUNTY OF _____

PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, ON THIS _____ DAY OF _____, 2026, WITHIN MY JURISDICTION, THE WITHIN NAMED _____, WHO ACKNOWLEDGED THAT (HE/SHE/THEY) IS _____ (TITLE OF OFFICER) OF _____ (NAME OF CORPORATION), A _____ (STATE OR PLACE OF INCORPORATION) CORPORATION, AND THAT FOR AND ON BEHALF OF THE SAID CORPORATION, AND AS ITS ACT AND DEED (HE/SHE/THEY) EXECUTED THE ABOVE FOREGOING INSTRUMENT, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID CORPORATION SO TO DO.

NOTARY PUBLIC

PRINTED NAME

MY COMMISSION EXPIRES

MORTGAGEE'S CERTIFICATE

_____, MORTGAGEE OF THE PROPERTY HEREON, HEREBY ADOPT THIS AS OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE ROAD AND ANY UTILITY EASEMENTS AS SHOWN ON THE PLAT TO THE CITY OF OLIVE BRANCH, MISSISSIPPI, FOR PUBLIC USE FOREVER. I CERTIFY THAT I AM THE MORTGAGEE IN FEE SIMPLE AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE, THE _____ DAY OF _____ OF 2026.

BY: _____ TITLE: _____

NOTARY'S CERTIFICATION (CORPORATE/FINANCIAL INSTITUTION)

PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, ON THE _____ DAY OF _____, 2026 WITHIN MY JURISDICTION, THE WITHIN NAMED _____, WHO ACKNOWLEDGED THAT HE/SHE IS _____ OF _____, AND THAT FOR AND BEHALF OF THE SAID CORPORATION, AND AS ITS ACT AND DEED HE/SHE EXECUTED THE ABOVE FOREGOING CERTIFICATE, AFTER FIRST HAVING BEEN DULY AUTHORIZED BY SAID CORPORATION SO TO DO.

MY COMMISSION EXPIRES

NOTARY PUBLIC

FIRST REVISION OF ACREE PLANNED COMMERCIAL
SUBDIVISION, PHASE 3

OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI
NE ¼ OF THE NE ¼ OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 6 WEST

NUMBER OF LOTS: 2 AREA: 102,823 SF 2.36 ACRES

NUMBER OF C.O.S: 0 ZONED: C-4 (PLANNED COMMERCIAL)

DEVELOPER: DAVID AND SONS PROPERTIES, LLC
7467 CARMON DR.
OLIVE BRANCH, MS 38654
ENGINEER: PICKERING FIRM, INC.
6363 POPLAR AVENUE
SUITE 300
MEMPHIS, TN 38119

DATE: JANUARY, 2026 SCALE: NONE SHEET 2 OF 2

REPORT TO THE PLANNING COMMISSION

CAPTION / SUBJECT: Consideration of an application for the Final Plat of Sullivan Minor Subdivision, submitted by Jordan Bledsoe, Bledsoe Engineering and Surveying, on behalf of Bonnie Sullivan, property owner. The request is to create 3 detached single-family residential lots totaling 4.95+/-acres. The subject property is zoned A-R, Agricultural-Residential District and is located on the south side of Pleasant Hill Rd, approximately 470 feet west of the intersection of Balterson Loop and Pleasant Hill Rd, known as 4529 Pleasant Hill Rd. (File # SD-26-0002).

- EXHIBITS:**
- 1) Proposed Final Plat for Sullivan Minor Subdivision
 - 2) Aerial View Map

EXECUTIVE SUMMARY

Jordan Bledsoe, Bledsoe Engineering & Surveying LLC, on behalf of property owner, Bonnie Sullivan, requests approval of the final plat for Sullivan Minor Subdivision, which will consist of 3 detached single-family residential lots. The parent parcel to be subdivided is currently zoned AR, Agricultural Residential district. The AR zoning district requires that all lots be a minimum of 1 ac in area. A 2-inch gas line and 6-inch water main run within both the Pleasant Hill Rd N right-of-way and Summers Creek right-of-way. Existing fire hydrants are located at the end of Summers Creek Rd and along Pleasant Hill Rd N. Lot 1 would maintain access from Pleasant Hill Rd, while Lots 2 and 3 would be accessed through a shared easement from Summers Creek Rd. Staff recommends approval subject to various conditions.



1. BACKGROUND

General Information			
Applicant	Jordan Bledsoe, Bledsoe Engineering & Surveying LLC, for Bonnie Sullivan (Property Owner)		
Applicant's Status	Agent/Representative of Property Owner		
Current Zoning of Property	AR, Agricultural Residential District		
Requested Action	Approve the final plat for Sullivan Minor Subdivision		
Purpose	Subdivide a 4.95 tract to create a 3 lot detached single-family subdivision		
Location	Lot 1 will be located approximately 470 ft west of the intersection of Pleasant Hill Rd N and Balterson Loop S. Lots 2 and 3 will be located at the east terminus of Summers Creek Rd		
Size of Parent Parcel	± 5.24 acres		
Existing Land Use	Single-family residential (proposed Lot 1) and Vacant		
Surrounding Zoning and Land Use	<i>Direction</i>	<i>Zoning</i>	<i>Land Use</i>
	North	PUD	Single Family Residential
	East	AR	Single Family Residential
	South	AR	Single Family Residential
	West	AR	Single Family Residential
Future Land Use Designation	<p>Rural Estate</p> <p>Character: This designation is characterized by subdivisions with one-acre minimum lot sizes that are served by well and septic systems in lieu of central utilities. Roads have a rural design with open swales. There are no sidewalks.</p>		
Applicable Regulations	Zoning Ordinance, Subdivision Regulations, and other land use regulations of the City where applicable		

2. ANALYSIS

2.1. Zoning

The subject tract is currently zoned AR, Agricultural Residential District. This district requires lots of at least 1 acre.

The land areas of prospective lots are shown in the table below:

Lot 1	1.44 acres
Lot 2	1.75 acres
Lot 3	1.71 acres

The minimum setbacks are shown in the table below.

Front Yard	50 feet
Side Yard	15 feet
Rear Yard	50 feet

All lots have buildable areas within the setback lines.

The lots exceed the 110 ft minimum width at the building setback line, and the proposed gross density of the subdivision is 0.61 dwelling units per acre (du/ac), which is below the maximum allowed density of 1 du/ac for single-family lots in AR, Agricultural Residential District.

2.2. Subdivision Infrastructure

2.3.1. Utilities



Existing gas and water lines are located both to the north and south of the site within the Pleasant Hill Rd N and Summers Creek Rd rights-of-way. Existing hydrants for fire protection are also located within these rights-of-way.

General Note #8 on the Final Plat regarding sewer services states, “In current condition, Olive Branch cannot provide sewer services. Summers Creek Subdivision is a certified area with private sewer. Either treatment plants will have to be applied for or an agreement will have to be made with Summers Place Subdivision”.

2.3.2. Transportation

There are no new streets proposed. Proposed Lot 1 fronts onto Pleasant Hill Rd N with ingress and egress upon that street. Proposed Lots 2 and 3 would be accessed by Summers Creek Rd and thence within a 50 ft x 50 ft perpetual common access easement.

2.3.3. Amenities

No subdivision amenities are proposed.

3. NEXT STEPS

Upon recommendation by the Planning Commission, the final plat will be presented to the Board of Aldermen for approval. The plat would have to be recorded before building permits can be issued for construction upon any of the lots.

4. STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve the final plat for Sullivan Minor Subdivision and recommend same to the Board of Aldermen subject to the following:

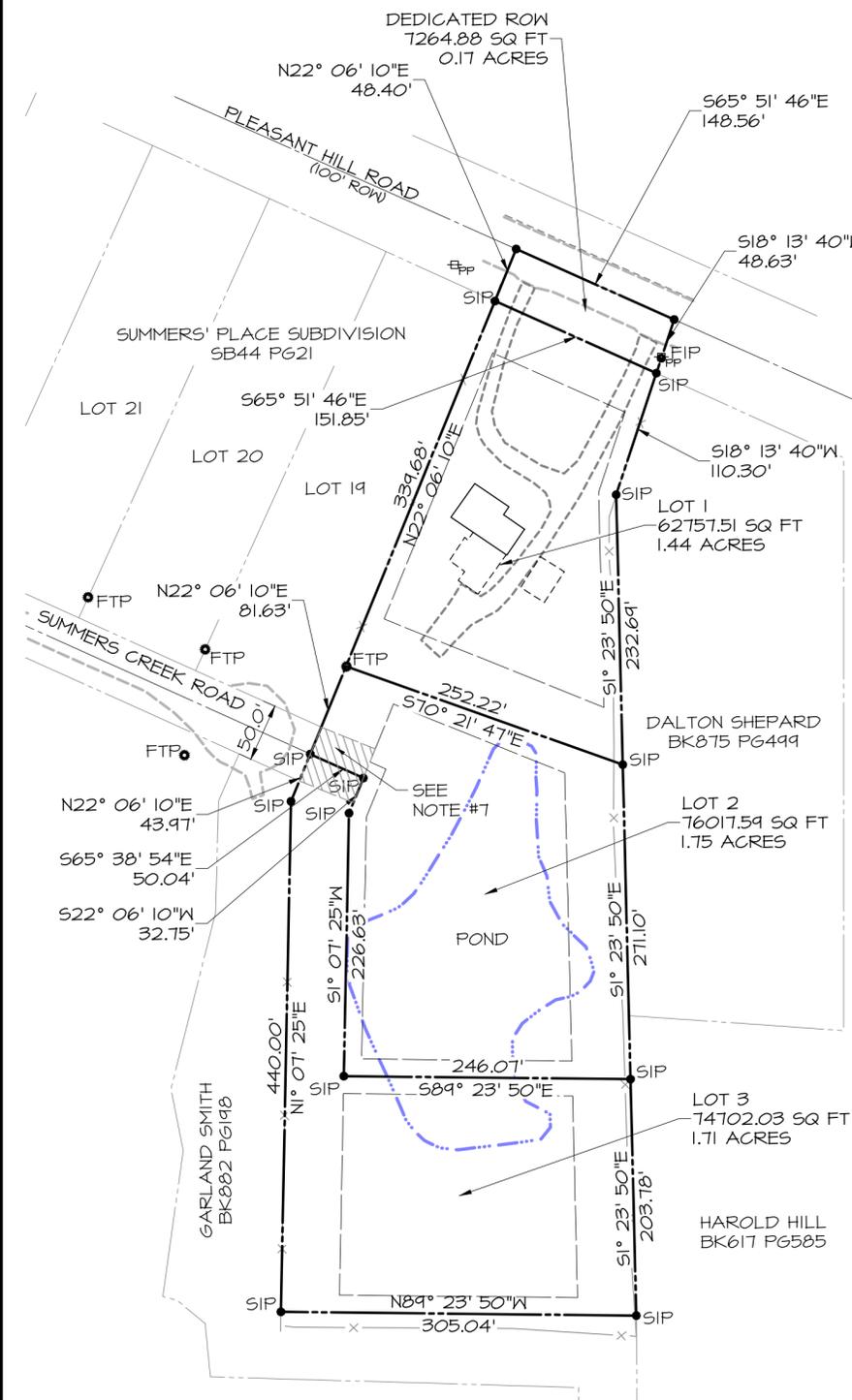
1. The Final Plat shall be recorded before any new construction upon Lots 1, 2, and 3.
2. Improvements shall be the responsibility of the developer and not the responsibility of the City of Olive Branch.
3. A common paved driveway shall be installed within the perpetual common access easement to service Lots 2 and 3.
4. Individual septic tanks may be used in subdivisions where central sewage is not available only if written approval is obtained from the Desoto County Health Department.

PREPARED BY: *Kevin Blane* DATE: 2/2/2020

CHECKED FOR SUBMISSION TO THE COMMISSION BY: *Asong Akpan* DATE: 2/2/2020

MOTION BY: _____ SECOND BY: _____

	DORR	JONES	LEWIS	LONG	SENGER	SINGH	STRATTON
VOTE							
YES	_____	_____	_____	_____	_____	_____	_____
NO	_____	_____	_____	_____	_____	_____	_____
ABSTAIN	_____	_____	_____	_____	_____	_____	_____



LEGEND:

	BUILDING LINE
	CENTERLINE
	CONCRETE
	CURB & GUTTER
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	FENCE
	POND
	PROPERTY LINE
	PROPERTY LINE (REFERENCE)
	SETBACK LINE
	POWER POLE

OWNERS CERTIFICATE

I/WE, _____, OWNER OR AUTHORIZED REPRESENTATIVE OF THE OWNER OF THE PROPERTY, HEREBY ADOPT THIS AS MY/OUR PLAN OF SUBDIVISION AND DEDICATE THE RIGHT-OF-WAY FOR THE USE OF ROADS AND UTILITY EASEMENTS AS SHOWN ON THE PLAT OF THE SUBDIVISION TO THE CITY OF OLIVE BRANCH, MISSISSIPPI, FOR THE PUBLIC USE FOREVER. I CERTIFY THAT I AM THE OWNER IN FEE SIMPLE OF THE PROPERTY AND THAT NO TAXES HAVE BECOME DUE AND PAYABLE. THIS THE _____ DAY OF _____, 20____.

SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

NOTARY'S CERTIFICATE

STATE OF _____
COUNTY OF _____
PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED AUTHORITY IN AND FOR SAID COUNTY AND STATE, ON THE _____ DAY OF _____, 20____, WITHIN MY JURISDICTION, THE WITHIN NAMED _____, WHO ACKNOWLEDGED THAT HE/SHE EXECUTED THE ABOVE AND FOREGOING CERTIFICATE, FOR THE PURPOSE THEREIN MENTIONED.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

OLIVE BRANCH CITY'S CERTIFICATE

OLIVE BRANCH PLANNING COMMISSION

APPROVED BY THE OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, PLANNING COMMISSION ON THE _____ DAY OF _____, 20____.

CHAIRMAN

ATTEST

OLIVE BRANCH MAYOR AND BOARD OF ALDERMEN

APPROVED BY THE MAYOR AND BOARD OF ALDERMAN OF THE CITY OF OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI, ON THE _____ DAY OF _____, 20____.

MINUTE BOOK _____, PAGE _____

MAYOR

CITY CLERK

DESOTO COUNTY CHANCERY CLERK'S OFFICE

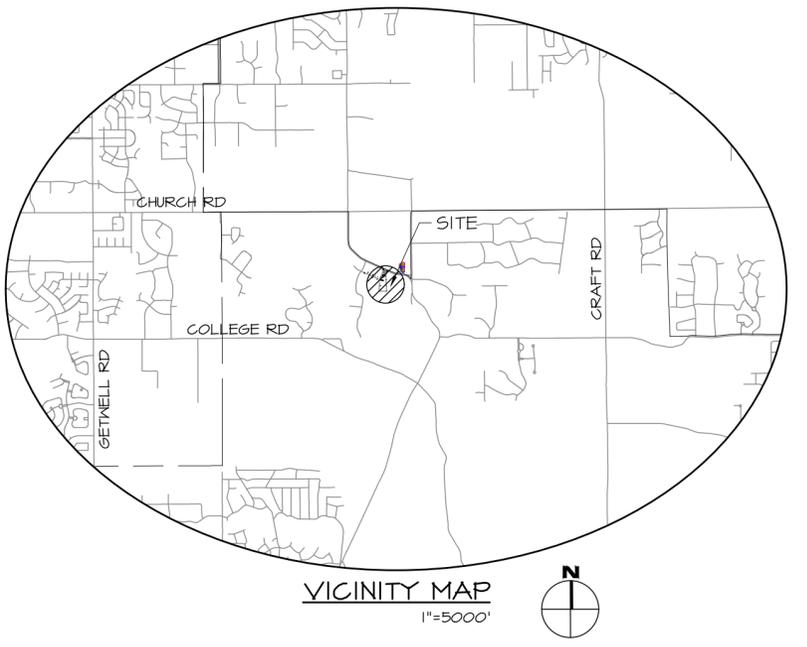
STATE OF MISSISSIPPI
COUNTY OF DESOTO
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON WAS FILED FOR RECORD IN MY OFFICE AT _____ O'CLOCK ____M., ON THE _____ DAY OF _____, 20____ AND WAS IMMEDIATELY ENTERED UPON THE PROPER INDEX AND DULY RECORDED IN PLAT BOOK NUMBER _____, PAGE _____.

CHANCERY COURT CLERK

CERTIFICATE OF SURVEY

THIS IS TO CERTIFY THAT THIS PLAT AND PROPERTY DESCRIPTION OF THE SURVEY SET FORTH HEREON WERE MADE IN ACCORDANCE WITH THE MISSISSIPPI STANDARDS OF PRACTICE FOR SURVEYING, ARE PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY COMPLETED ON JANUARY 9TH, 2026 AND SUCH SURVEY WAS CONDUCTED BY THE SURVEYOR, OR UNDER HIS SUPERVISION.

JORDAN BLEDSOE PE, PLS
PS-3216



- GENERAL NOTES**
- 1/2" IRON PINS SET AT ALL PROPERTY CORNERS, UNLESS NOTED OTHERWISE.
 - ALL BEARINGS REFERENCED TO MISSISSIPPI STATE PLANE COORDINATES MISSISSIPPI WEST ZONE, NAD83 - GRID NORTH BY GPS OBSERVATION.
 - FIELD SURVEY COMPLETED ON JANUARY 9TH, 2026.
 - THIS IS A CLASS "B" SURVEY.
 - ZONING: AR AGRICULTURAL RESIDENTIAL DISTRICT.
 - MINIMUM SETBACKS ARE AS FOLLOWS:
A. 50' FRONT YARD
B. 50' REAR YARD
C. 15' SIDE YARD
 - THE UNDERGROUND UTILITY INFORMATION SHOWN IS FROM VISIBLE FEATURES LOCATED FROM THE FIELD SURVEY AND/OR EXISTING RECORD INFORMATION ONLY, AND ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. UTILITIES MAY EXIST, THAT ARE NOT SHOWN NOR REFERENCED IN THIS AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR OF RECORD ASSUMES NO RESPONSIBILITY FOR UTILITIES NOT SHOWN NOR REFERENCED HEREON.
 - PERPETUAL COMMON ACCESS EASEMENT (50'x50') BETWEEN LOTS 2 AND 3.
 - IN CURRENT CONDITION, OLIVE BRANCH CANNOT PROVIDE SEWER SERVICES. SUMMER'S CREEK SUBDIVISION IS A CERTIFIED AREA WITH PRIVATE SEWER. EITHER TREATMENT PLANTS WILL HAVE TO BE APPLIED FOR OR AN AGREEMENT WILL HAVE TO BE MADE WITH SUMMER'S PLACE SUBDIVISION.

LEGEND:

FIP	FOUND IRON PIN
FTP	FOUND TPOST
SIP	SET IRON PIN

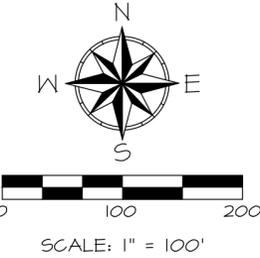
3 LOTS - 4.95 ACRES
FINAL PLAT OF
SULLIVAN
MINOR SUBDIVISION
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 2 SOUTH, RANGE 7 WEST OLIVE BRANCH, DESOTO COUNTY, MISSISSIPPI

OWNER:
BONNIE SULLIVAN
4524 PLEASANT HILL ROAD
OLIVE BRANCH, MS 38654

JANUARY 2026

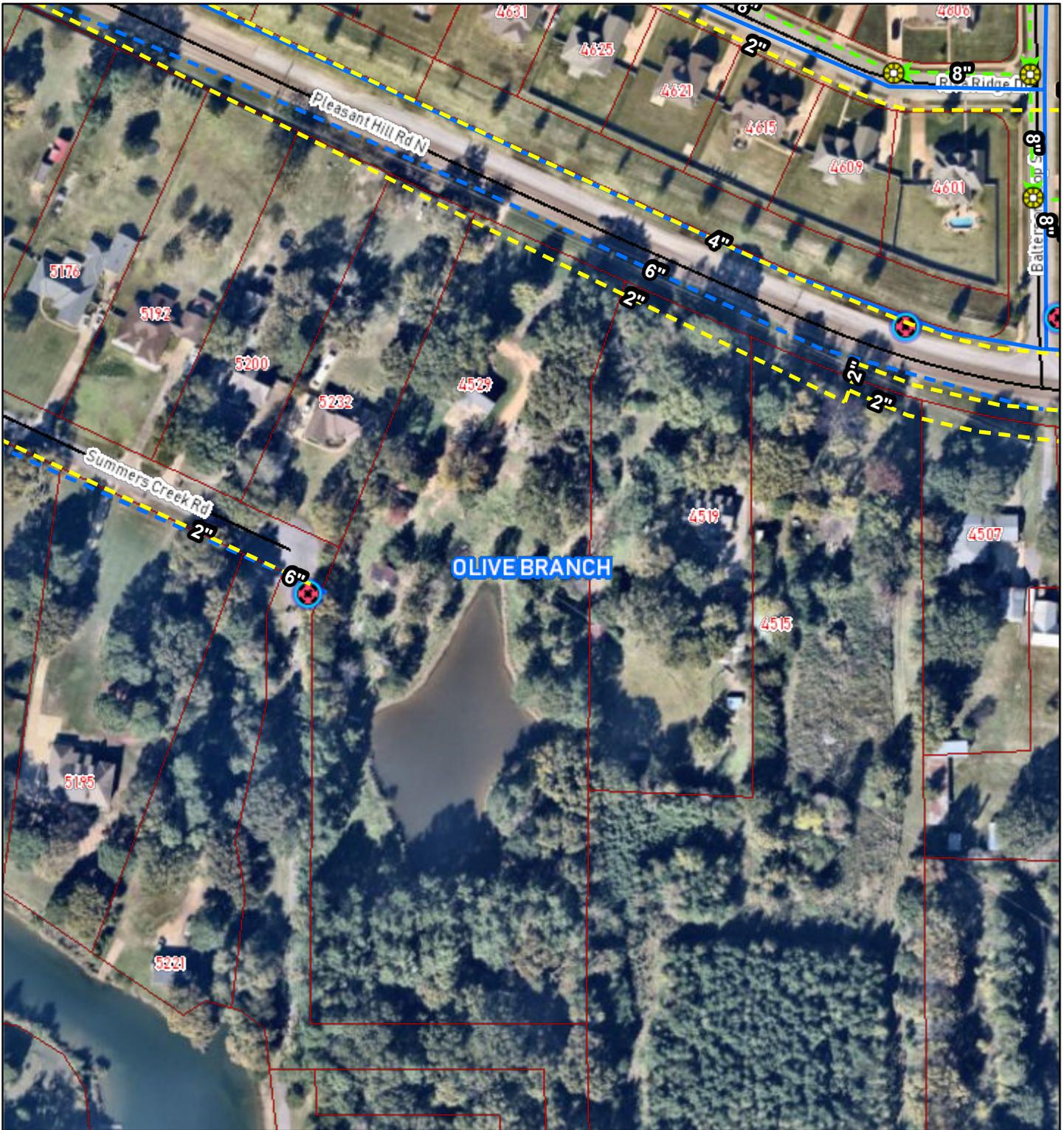


Bledsoe Engineering & Surveying, LLC
5717 Jason Cove - Olive Branch, MS 38654
P: (901) 239 2188 E: BledsoeES@gmail.com



BASIS OF BEARINGS MISSISSIPPI GRID NAD 83

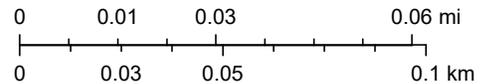
Aerial View Map



1/23/2026, 9:19:49 AM

1:2,257

- | | | |
|---------------------------|---------------------------|---------------|
| GAS MAIN LINES | NOT FIELD VERIFIED | Roads |
| Not Field Verified | PointAddresses | Interstate |
| SEWER MANHOLE | County Outline | US Highway |
| SEWER GRAVITY MAIN | Municipalities | State Highway |
| NOT FIELD VERIFIED | Tax Parcels | Local Road |
| HYDRANTS | <all other values> | Private Road |
| WATER MAINS | PRELIMINARY 2024 LANDROLL | Ramp |
| FIELD VERIFIED | PRELIMINARY 2025 LANDROLL | IH |



Sources: Esri, Vantor, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community